

**UNITED STATES BANKRUPTCY COURT  
WESTERN DISTRICT OF PENNSYLVANIA  
Western District of Pennsylvania DIVISION**

In re:

City Of Pittsburgh Property	§	Case No. 17-22729 GLT
Development, Inc.,	§	Chapter 7
Debtor	§	

	§	
Charles O. Zebley, Jr., Esquire	§	
Movant,	§	

	§	
vs.	§	

	§	
City of Pittsburgh Property Development,	§	
Inc.,	§	

Debtor/Respondent	§	
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§  
§

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**NOTICE OF TRUSTEE'S FINAL REPORT AND  
APPLICATIONS FOR COMPENSATION  
AND DEADLINE TO OBJECT (NFR)**

Pursuant to Fed. R. Bankr. P. 2002(a)(6) and 2002(f)(8), please take notice that Charles O. Zebley Jr., trustee of the above styled estate, has filed a Final Report and the trustee and the trustee's professionals have filed final fee applications, which are summarized in the attached Summary of Trustee's Final Report and Applications for Compensation.

The complete Final Report and all applications for compensation are available for inspection at the Office of the Clerk, at the following address:

U.S. Bankruptcy Court  
5414 U.S. Steel Tower  
600 Grant Street  
Pittsburgh, PA 15219

Any person wishing to object to any fee application that has not already been approved or to the Final Report, must file a written objection within 20 days from the mailing of this notice, together with a request for a hearing and serve a copy of both upon the trustee, any party whose application is being challenged and the United States Trustee. If no objections are filed, the Court will act on the fee applications and the trustee may pay dividends pursuant to FRBP 3009 without further order of the Court.

Any written objections must be filed with the court and served on the Applicant on or before Thursday, May 15, 2025, twenty (20) days from the date of this notice plus an additional three (3) days if served by mail. Copies of the application are available from the applicant.

If you fail to timely file and serve a written response, an order granting the proposed distribution may be entered and the hearing may not be held. Please refer to the calendar posted on the Court's webpage to verify if a default order was signed or if the hearing will go forward as scheduled.

A hearing will be held on May 29, 2025, at 10:00 a.m. before Judge Gregory L. Taddonio in Courtroom A, 54th Floor U.S. Steel Tower, 600 Grant Street, Pittsburgh, PA 15219. Only a limited time of ten (10) minutes is being provided on the calendar. No witnesses will be heard. If there is an issue of fact, an evidentiary hearing will be scheduled by the Court for a later date.

Date Mailed: 04/25/2025

By: /s/ Charles O. Zebley, Jr.

Trustee

Charles O. Zebley Jr.  
18 Mill Street Square  
Uniontown, PA 15401  
(724) 439-9200

In re:  
Charles R. Chadwick  
Carin E. Chadwick  
Debtors

Case No. 23-21124-GLT  
Chapter 7

## CERTIFICATE OF NOTICE

District/off: 0315-2  
Date Rcvd: Apr 29, 2025

User: auto  
Form ID: pdf900

Page 1 of 3  
Total Noticed: 40

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on May 01, 2025:

Recip ID	Recipient Name and Address
db/jdb	+ Charles R. Chadwick, Carin E. Chadwick, 3519 Ivy Drive, Murrys ville, PA 15668-1639
15603691	+ Rt. 22 Self-Storage, 3249 Miracle Lane, Murrys ville, PA 15668-1838
15603695	+ The Sherwin-Williams Company, 4325-27 Easton Ave., Bethlehem, PA 18020-1431
15603696	The Sherwin-Williams Company, 646 E Pittsburgh St., Greensburg, PA 15601-2653
15652786	+ United States of America, Small Business Administration, ATTN Anthony Arroyo, 660 American Avenue, Suite 301, King of Prussia, PA 19406-4032

TOTAL: 5

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
cr	+ Email/PDF: acg.acg.ebn@aisinfo.com	Apr 30 2025 01:53:24	Capital One Auto Finance, a division of Capital On, 4515 N Santa Fe Ave. Dept. APS, Oklahoma City, OK 73118-7901
cr	+ Email/Text: ebnpeoples@grblaw.com	Apr 30 2025 01:39:00	Peoples Natural Gas Company LLC, GRB Law, c/o Jeffrey R. Hunt, Esquire, 525 William Penn Place, Suite 3110, Pittsburgh, PA 15219, UNITED STATES 15219-1753
15603669	+ Email/Text: updates@brennanclark.com	Apr 30 2025 01:40:00	Brennan & Clark, 721 East Madison Street, Suite 200, Villa Park, IL 60181-3083
15603670	Email/PDF: acg.coaf.ebn@aisinfo.com	Apr 30 2025 01:41:32	Capital One Auto Finance, PO Box 60511, City Of Industry, CA 91716-0511
15603671	Email/PDF: AIS.cocard.ebn@aisinfo.com	Apr 30 2025 01:41:29	Capital One Bank, PO Box 71083, Charlotte, NC 28272-1083
15603672	Email/PDF: AIS.cocard.ebn@aisinfo.com	Apr 30 2025 01:41:49	Capital One Bank, PO Box 71087, Charlotte, NC 28272-1087
15603673	Email/Text: BNC-ALLIANCE@QUANTUM3GROUP.COM	Apr 30 2025 01:39:00	Comenity - CosmoProf, PO Box 650964, Dallas, TX 75265-0964
15603674	Email/PDF: creditonebknofications@resurgent.com	Apr 30 2025 01:42:10	Credit One Bank, PO Box 60500, City Of Industry, CA 91716-0500
15603675	Email/PDF: creditonebknofications@resurgent.com	Apr 30 2025 01:41:30	Credit One Bank, PO Box 98873, Las Vegas, NV 89193-8873
15603678	Email/Text: mrdiscen@discover.com	Apr 30 2025 01:39:00	Discover, PO Box 30943, Salt Lake City, UT 84130-0943
15603676	Email/Text: mrdiscen@discover.com	Apr 30 2025 01:39:00	Discover, PO Box 6103, Carol Stream, IL 60197-6103
15603677	+ Email/Text: mrdiscen@discover.com	Apr 30 2025 01:39:00	Discover, PO Box 30923, Salt Lake City, UT 84130-0923
15648204	Email/Text: mrdiscen@discover.com	Apr 30 2025 01:39:00	Discover Bank, Discover Products Inc, PO Box 3025, New Albany, OH 43054-3025

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15666950	+ Email/Text: jdryer@bernsteinlaw.com	Apr 30 2025 01:39:00	Duquesne Light Company, c/o Bernstein-Burkley, P.C., 601 Grant Street, 9th Floor, Pittsburgh, PA 15219-4430
15603679	+ Email/Text: bankruptcy@erieinsurance.com	Apr 30 2025 01:40:00	Erie Insurance, 100 Erie Insurance Place, Erie, PA 16530-9000
15603680	+ Email/Text: ElectronicBankruptcyNotices@fnb-corp.com	Apr 30 2025 01:39:00	First National Bank, 4140 E State St, Hermitage, PA 16148-3401
15603681	+ Email/Text: crdept@na.firstsource.com	Apr 30 2025 01:40:00	Firstsource Advantage, LLC, 205 Bryant Woods South, Amherst, NY 14228-3609
15603682	Email/Text: crdept@na.firstsource.com	Apr 30 2025 01:40:00	Firstsource Advantage, LLC, PO Box 628, Buffalo, NY 14240-0628
15667200	Email/Text: JCAP_BNC_Notices@jcap.com	Apr 30 2025 01:40:00	Jefferson Capital Systems LLC, Po Box 7999, Saint Cloud MN 56302-9617
15603683	+ Email/Text: Bankruptcy@keystonecollects.com	Apr 30 2025 01:39:00	Keystone Collections Group, PO Box 499, Irwin, PA 15642-0499
15603684	+ Email/PDF: resurgentbknotifications@resurgent.com	Apr 30 2025 01:41:31	LVNV Funding LLC, c/o Resurgent Capital Services, PO Box 1269, Greenville, SC 29602-1269
15660771	Email/PDF: resurgentbknotifications@resurgent.com	Apr 30 2025 01:41:49	LVNV Funding, LLC, Resurgent Capital Services, PO Box 10587, Greenville, SC 29603-0587
15603685	Email/Text: bknotices@mbandw.com	Apr 30 2025 01:39:00	McCarthy, Burgess & Wolff, Inc., 26000 Cannon Road, Cleveland, OH 44146
15603686	Email/Text: Bankruptcy.Notices@pnc.com	Apr 30 2025 01:39:00	PNC Mortgage, PO Box 1820, Dayton, OH 45401-1820
15603688	+ Email/Text: ngisupport@radiusgs.com	Apr 30 2025 01:39:00	Radius Global Solutions LLC, PO Box 390846, Minneapolis, MN 55439-0846
15603687	+ Email/Text: ngisupport@radiusgs.com	Apr 30 2025 01:39:00	Radius Global Solutions LLC, 7831 Glenroy Rd., Ste 250-A, Minneapolis, MN 55439-3117
15603689	+ Email/PDF: resurgentbknotifications@resurgent.com	Apr 30 2025 01:41:32	Resurgent / LVNV Funding, PO Box 1269, Greenville, SC 29602-1269
15603690	Email/PDF: resurgentbknotifications@resurgent.com	Apr 30 2025 01:42:09	Resurgent Capital Services, PO Box 510090, Livonia, MI 48151-6090
15603700	Email/Text: wpainfo@sba.gov	Apr 30 2025 01:39:00	U.S. Small Business Administration, 3 Parkway Center, Suite 375, Pittsburgh, PA 15220
15603699	Email/Text: wpainfo@sba.gov	Apr 30 2025 01:39:00	U.S. Small Business Administration, 411 Seventh Ave #1450, Pittsburgh, PA 15219
15603692	Email/PDF: ais.sync.ebn@aisinfo.com	Apr 30 2025 01:54:08	Sam's Club MC/SyncB, PO Box 960013, Orlando, FL 32896-0013
15603693	Email/Text: PDELINQ@sba.gov	Apr 30 2025 01:39:00	Small Business Administration, 14925 Kingsport Road, Fort Worth, TX 76155-2243
15603694	Email/PDF: ais.sync.ebn@aisinfo.com	Apr 30 2025 01:41:57	Synchrony Bank, PO Box 965004, Orlando, FL 32896-5004
15603697	+ Email/Text: PDELINQ@sba.gov	Apr 30 2025 01:39:00	U.S. Small Business Administration, Disaster Assistance, Processing and Disbursement Center, 14925 Kingsport Road, Fort Worth, TX 76155-2243
15603698	+ Email/Text: bankruptcyntices@sba.gov	Apr 30 2025 01:39:00	U.S. Small Business Administration, 409 3rd St, SW., Washington, DC 20416-0002

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**BYPASSED RECIPIENTS**

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
cr		PNC Bank, National Association
cr	*+	Duquesne Light Company, c/o Bernstein-Burkley, P.C., 601 Grant Street, 9th Floor, Pittsburgh, PA 15219-4430

TOTAL: 1 Undeliverable, 1 Duplicate, 0 Out of date forwarding address

**NOTICE CERTIFICATION**

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: May 01, 2025

Signature: /s/Gustava Winters**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on April 28, 2025 at the address(es) listed below:

Name	Email Address
Charles O. Zebley, Jr.	on behalf of Trustee Charles O. Zebley Jr. COZ@Zeblaw.com, PA67@ecfbis.com;Lyndie@Zeblaw.com
Charles O. Zebley, Jr.	COZ@Zeblaw.com PA67@ecfbis.com;Lyndie@Zeblaw.com
David J. Romito	on behalf of Joint Debtor Carin E. Chadwick romitoesq@verizon.net romitoesq@comcast.net
David J. Romito	on behalf of Debtor Charles R. Chadwick romitoesq@verizon.net romitoesq@comcast.net
Denise Carlon	on behalf of Creditor PNC Bank National Association dcarlon@kmlawgroup.com
Jeffrey Hunt	on behalf of Creditor Peoples Natural Gas Company LLC ecfpeoples@grblaw.com PNGbankruptcy@peoples-gas.com
Keri P. Ebeck	on behalf of Creditor Duquesne Light Company kebeck@bernsteinlaw.com btemple@bernsteinlaw.com;aepiscopo@bernsteinlaw.com;kebeck@ecf.courtdrive.com;agilbert@bernsteinlaw.com
Office of the United States Trustee	ustpregion03.pi.ecf@usdoj.gov

TOTAL: 8